

MAJOR SITE PLAN AMENDMENT

ANIMAL WELLNESS CENTER

SDP NUMBER PENDING, AMENDMENT TO SDP2009-85

TAX MAP 56A2, PARCEL 1-7

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE : 1"=1000'

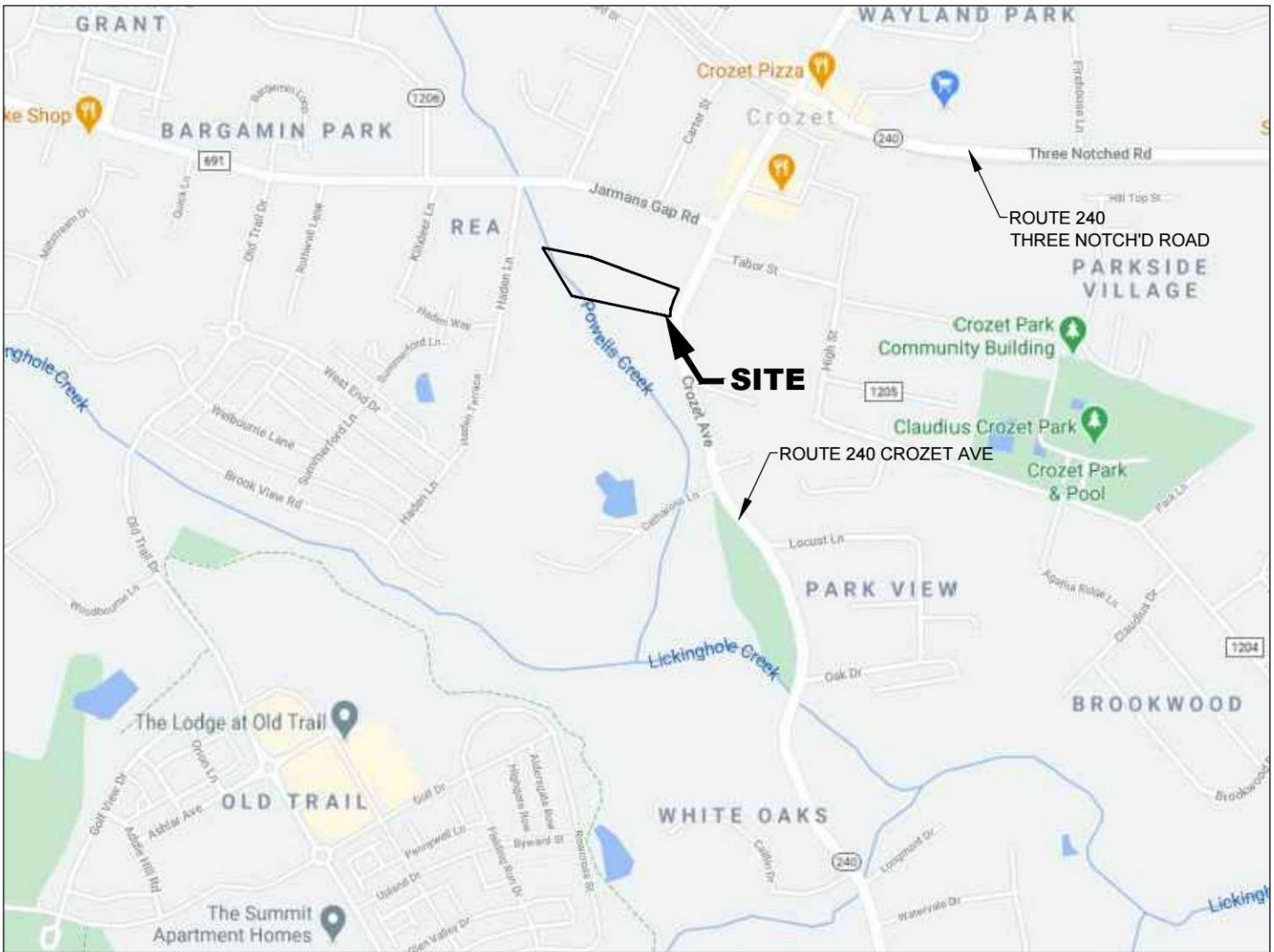


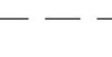
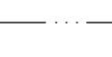
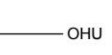
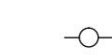
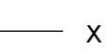
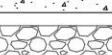
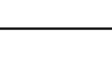
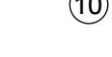
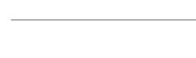
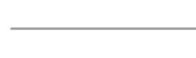
IMAGE PROVIDED BY GOOGLE MAPS

LEGEND

EXISTING

NEW

DESCRIPTION



NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER

Annamae Holdings LLC
1514 Ballard Drive
Charlottesville, VA 22932

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

DCD - Downtown Crozet District
SP202000015 approved on January 11, 2021
Overlays: Dam Break Inundation Zone - State, Entrance Corridor, Flood Hazard Overlay District,
Water Protection Ordinance, Scenic Byways

SDP200900085 approved on 8/27/2009 and minor SPA SDP201700023 approved on 8/10/2017

MAGISTERIAL DISTRICT

White Hall

SOURCE OF TITLE

DB 3613 PG 454
DB 321 PG 363 PLAT

SETBACKS

Per approved SP202000015, setbacks are provided as follows:

PRIMARY BUILDINGS

FRONT MINIMUM: 1'
FRONT MAXIMUM: 10'
SIDE MINIMUM: None
SIDE MAXIMUM: None
REAR MINIMUM: 0'
REAR MAXIMUM: None
*Up to 20' with administrative modification

BUILDING HEIGHT

Maximum building height in DCD: 50' or 4 stories
Proposed building height: 2 story building addition

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by:
Lincoln Surveying, December 15, 2020.

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0229D), this property is located within a Zone AE 100-year floodplain.

RESERVOIR WATERSHED

This site is within the Lickinghole Creek Water Supply Watershed.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal/vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer or designee it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
- The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown, are only approximately correct. The contractors shall on his own initiative locate all underground lines and structures as necessary.
- All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
- All water and sewer pipes shall have a minimum of 3.5 feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- The contractor shall be responsible to comply with the no-lead regulation regarding brass fittings effective January 4, 2014 (Senate Bill 3874 which amends the Safe Drinking Water Act).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

ITE Trip Generation

Use Description	ITE	Qty	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Animal Hospital/ Veterinary Clinic	640	20 Employees	21	16	37	11	14	25	254

EXISTING USE

Veterinary Office

PROPOSED USE

Veterinary Office, two-story building addition of approximately 6,000 SF total and parking lot expansion

LAND USE SCHEDULE

EXISTING	Area	%
Building	3,970 SF	2.6%
Pavement	10,932 SF	7.2%
Sidewalk	944 SF	0.6%
Open Space	135,961 SF	89.6%
Total=	151,807 SF	(3.485 ac.)

PROPOSED	Area	%
Building	7,119 SF	4.7%
Pavement	21,754 SF	14.3%
Sidewalk	2,411 SF	1.6%
Open space	120,523 SF	79.4%
Total=	151,807 SF	(3.485 ac.)

PARKING SCHEDULE

Downtown Crozet District: Minimum of 1 space per 1,000 square feet of net floor area; no maximum
Total 47 spaces provided

LANDSCAPE

Landscape shall comply with Sec. 18-20B of the Albemarle County Zoning Ordinance.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. The owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve."
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- Buildings or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a demolition permit. Asbestos removal permits are required if positive for such from Albemarle County and VDOLI. Contact VDOLI for their additional requirements and permits for demolition projects and 540-562-3580x131.

SHEET INDEX

- C1 COVER
- C2 APPROVED SP2020-15 CONDITIONS
- C3 EXISTING CONDITIONS
- C4 GRADING & UTILITY PLAN & STORMWATER PROFILES
- C5 LANDSCAPE PLAN
- C6 LIGHTING PLAN
- C7 SITE DETAILS



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434.227.5140



MAJOR SITE PLAN AMENDMENT

ANIMAL WELLNESS CENTER

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2021.03.22

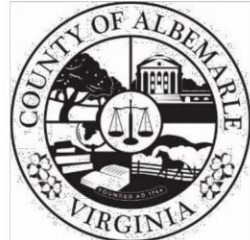
REVISION:

FILE NO.

20.005

COVER

C1



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

January 11, 2021

Valerie W. Long
Williams Mullen
321 E Main Str, Ste 400
Charlottesville VA 22902
vlong@williamsmullen.com

RE: SP202000015 Animal Wellness Center

Dear Ms. Long,

The Albemarle County Planning Commission, at its meeting on December 15, 2020, recommended approval by a vote of 7-0 of the above-noted application with the conditions and revisions recommended by staff in the staff report.

The Planning Commission recommended approval by a vote of 7-0 of the special exception request SE202000022 to modify the permitted building location requirements of §18-5.1.11(b), to allow the proposed veterinary use to be located within 200 feet of a residential property line, with the conditions as recommended by staff in the staff report.

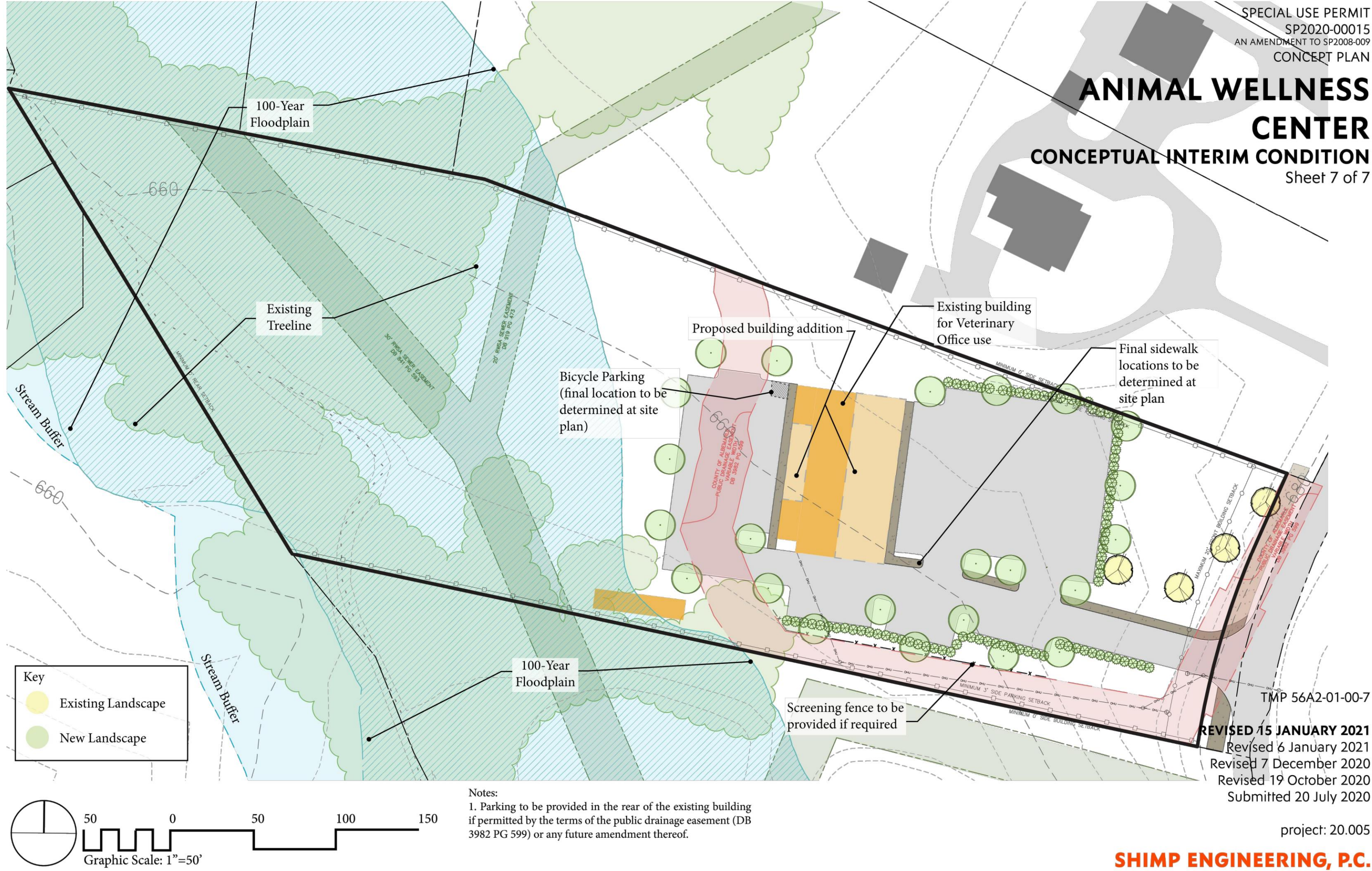
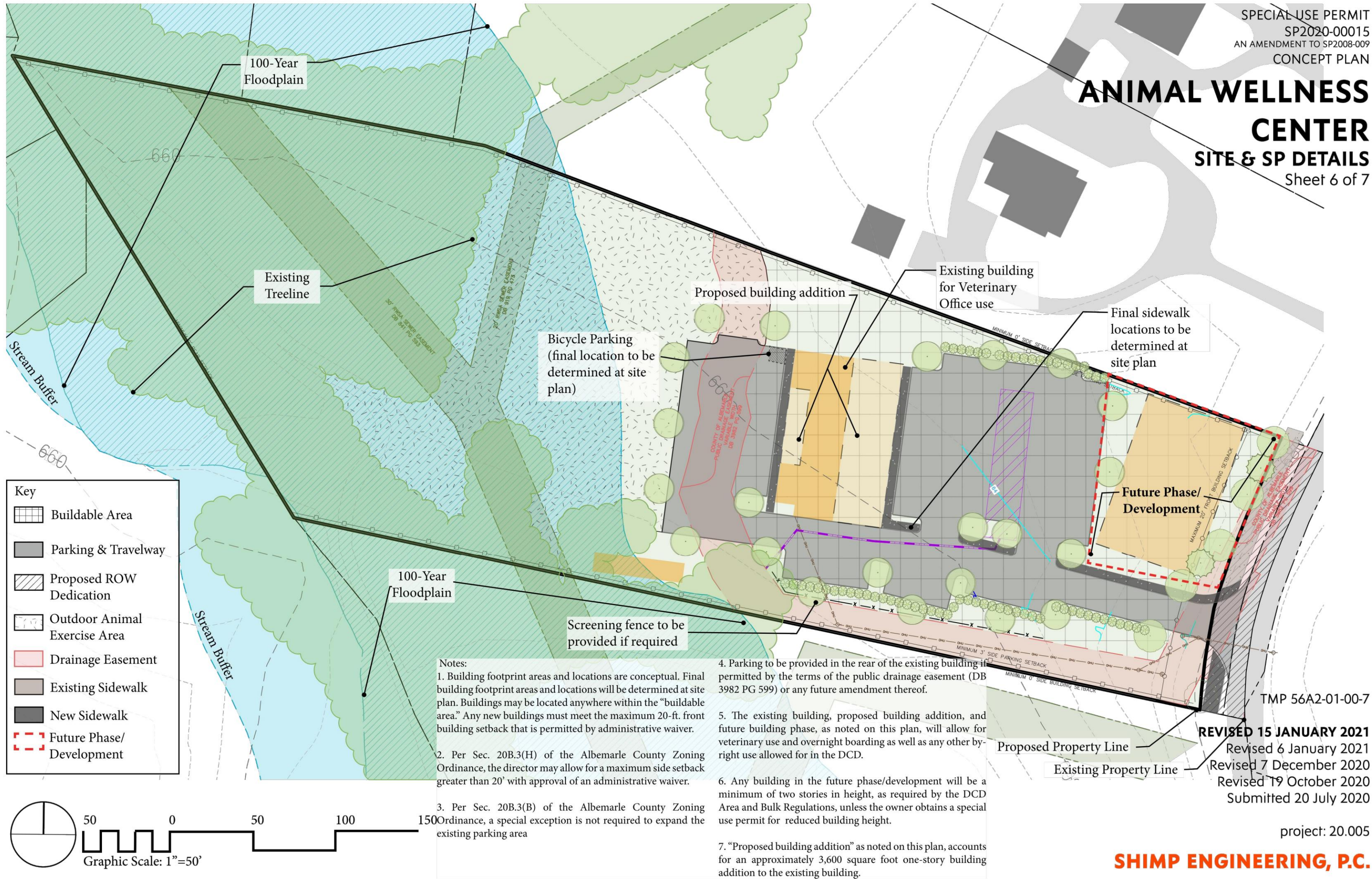
Listed are the following conditions:

- Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, "Special Use Permit SP2020-00015, An Amendment to SP2008-009, Concept Plan, Animal Wellness Center, 56A2-01-00-7," prepared by Shimp Engineering, P.C., dated July 20, 2020, last revised October 19, 2020. To be in general accord with the exhibit, development must reflect the following essential major elements:
 - Location of the existing building and its proposed additions
 - Location of the proposed new building in the "future phase/development"
 - Location of the parking areas
 - Location of the outdoor animal exercise areaMinor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
- Only the walking of animals is permitted in the outdoor animal exercise area as designated on the concept plan. This area must be separated from access by the public and limited to the area behind the building as shown on the concept plan. Outdoor exercise areas are not permitted elsewhere on the property.
- Final site plan approval is subject to approval of the landscape plan (submitted with the site plan) by the Architectural Review Board (ARB). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832 ext 3261 or email aretelbach@albemarle.org

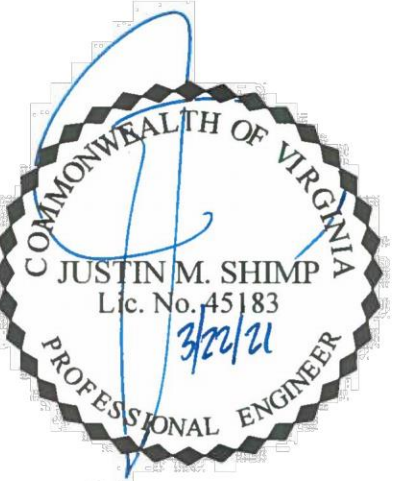
Sincerely,
Andy Reitelbach
Snr Planner
Planning Division

cc: 1100 Crozet Avenue LLC
C/o Gwendolyn H Smith
1514 Ballard Drive
Crozet VA 22932



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APPROVED SP2020-15 CONDITIONS

C2

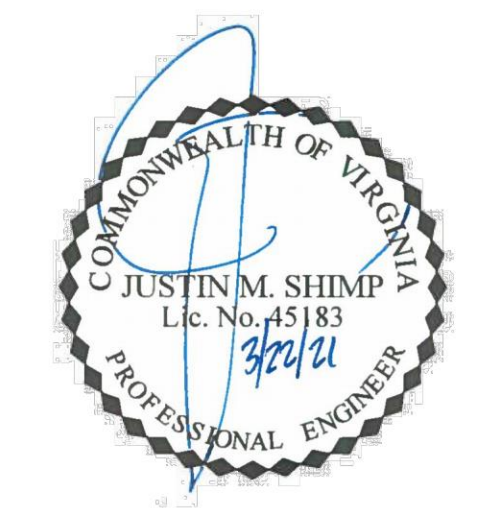


SHIMP
ENGINEERING & ARCHITECTURE

LAND PLANNING - PROJECT MANAGEMENT

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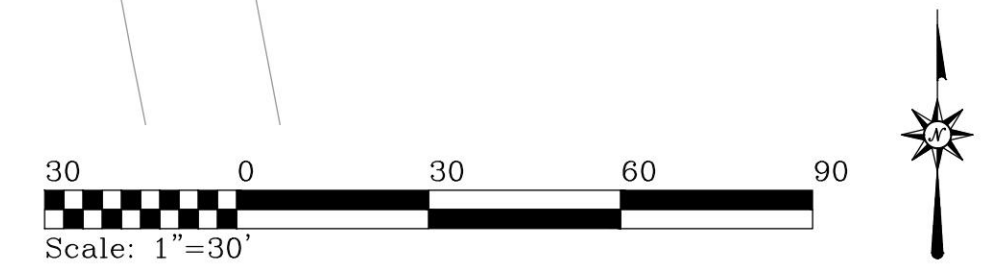
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FILE NO. 20.005

EXISTING CONDITIONS

LANDSCAPE LEGEND

CALIPER / SPECIES / CROWN SPREAD
EX: 3" CAL. / DOGWOOD / 6' CROWN SPREAD



C3



1 STORM SEWER PROFILE A2-A2A
C4 HORZ: 1"=30'
VERT: 1"=10'

2 STORM SEWER PROFILE A1-A3
C4 HORZ: 1"=30'
VERT: 1"=10'

3 STORM SEWER PROFILE B1-B2
C4 HORZ: 1"=30'
VERT: 1"=10'

SHIMP ENGINEERING
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**GRADING & UTILITY PLAN
& STORMWATER PROFILES**

C4



PROPOSED LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Ginkgo biloba "Magyar"	"Magyar" Ginkgo	2.5" Cal.	7	21	84	588
	Ornamental Tree	Magnolia x soulangiana	Saucer Magnolia	6-8" Ht.	2	17	145	290
	Evergreen Screening Shrub	Viburnum utile "Canoy"	"Canoy" Viburnum	24" Ht.	21	4	18	378
							TOTAL SF:	1,256

- LANDSCAPING REQUIRED:
- SEC. 20B.4(D) SCREENING FROM PUBLIC STREETS: PARKING AREA OF MORE THAN FIVE SPACES SHALL BE SCREENED FROM STREETS WITH CONTINUOUS EVERGREEN SHRUBS. SHRUBS SHALL MEASURE 24" IN HEIGHT, AND AT MATURITY SHALL BE THREE TO FIVE FEET IN HEIGHT, PLANTED BETWEEN THREE & FIVE FEET O.C., DEPENDING ON SPECIES PROVIDED: 21 EVERGREEN SHRUBS, PLANTED 5' O.C.
- SEC. 20B.4(E)) LANDSCAPING: REQUIREMENTS OF SUBSECTION 32.7.9.7(a) and (b) SHALL APPLY ONLY TO PARKING AREAS HAVING MORE THAN 25 SPACES. SUBSECTION 32.7.9.7(c) SHALL NOT APPLY TO PARKING AREAS WITHIN THE DCD
- SEC. 20B.5(B)) TREE CANOPY: SUBSECTION 32.7.9.9 OF THIS CHAPTER SHALL NOT APPLY WITHIN THE DCD
- ENTRANCE CORRIDOR STREET: LARGE SHADE TREES, 35' O.C. W/ INTERSPERSED ORNAMENTAL TREES EXISTING TO REMAIN: 3 SYCAMORE TREES PROVIDED: 2 ORNAMENTAL TREES
- PARKING AREA: ONE LARGE SHADE TREE FOR EVERY 10 PARKING SPACES, 40' O.C. 47 PARKING SPACES PROPOSED PROVIDED: 10 LARGE SHADE TREES SCREENING SHRUBS PROVIDED ALONG PERIMETER OF CROZET AVE. FRONTAGE AS NEW BUILDING & ADDITIONAL PARKING TO BE CONSTRUCTED AT A LATER TIME PER APPROVED SP2020-15
- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height, the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 - All disturbed slopes of steeper than 3:1 to have low maintenance ground cover.
 - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.
- MAINTENANCE:
- LOW MAINTENANCE GROUND COVER -The best time of year to mow is during the fall through late winter. Mow on a three-year cycle where 1/3 of the area is mowed each year. Do not mow during the spring or summer months because of the nesting season. When mowing, cut grass no lower than 6 inches and allow stubble to remain until spring to help insulate plant roots and provide cover for wildlife. If native warm-season grasses are cut lower than 6 inches during the active growing season, the stand will be reduced significantly.

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp 111-284-111-297 for complete specifications)

The following items shall be shown on the plan:

- ☒ Trees to be saved.
- ☒ Limits of clearing (outside dripline of trees to be saved).
- ☒ Location and type of protective fencing.
- ☒ Grade changes requiring tree wells or walls.
- ☒ Proposed trenching or tunneling beyond the limits of clearing.

2. Markings:

- ☒ All trees to be saved shall be marked with paint or ribbon at a height clearly visible to equipment operators.
- ☒ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.

3. Pre-Construction Conference:

- ☒ Tree preservation and protection measures shall be reviewed with the contractor on site.

4. Equipment Operation and Storage:

- ☒ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.

5. Soil Erosion and Stormwater Detention Devices:

- ☒ Such devices shall not adversely affect trees to be saved.

6. Fires:

- ☒ Fires are not permitted within 100 feet of the dripline of trees to be saved.

7. Toxic Materials:

- ☒ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.

8. Protective Fencing:

- ☒ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
- ☒ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.

9. Tree Wells:

- ☒ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.

10. Tree Walls:

- ☒ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided, and a construction detail submitted for approval.

11. Trenching and Tunneling:

- ☒ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.

12. Cleanup:

- ☒ Protective fencing shall be the last items removed during the final cleanup.

13. Damaged Trees:

- ☒ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE _____ (DATE) 5.15.2021

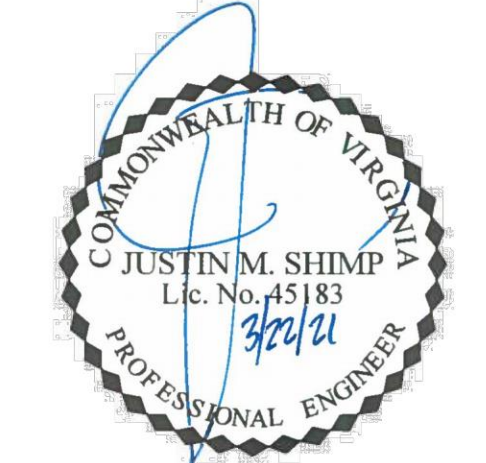
CONTRACT PURCHASER SIGNATURE _____ (DATE)

5/106 Page 1 of 1

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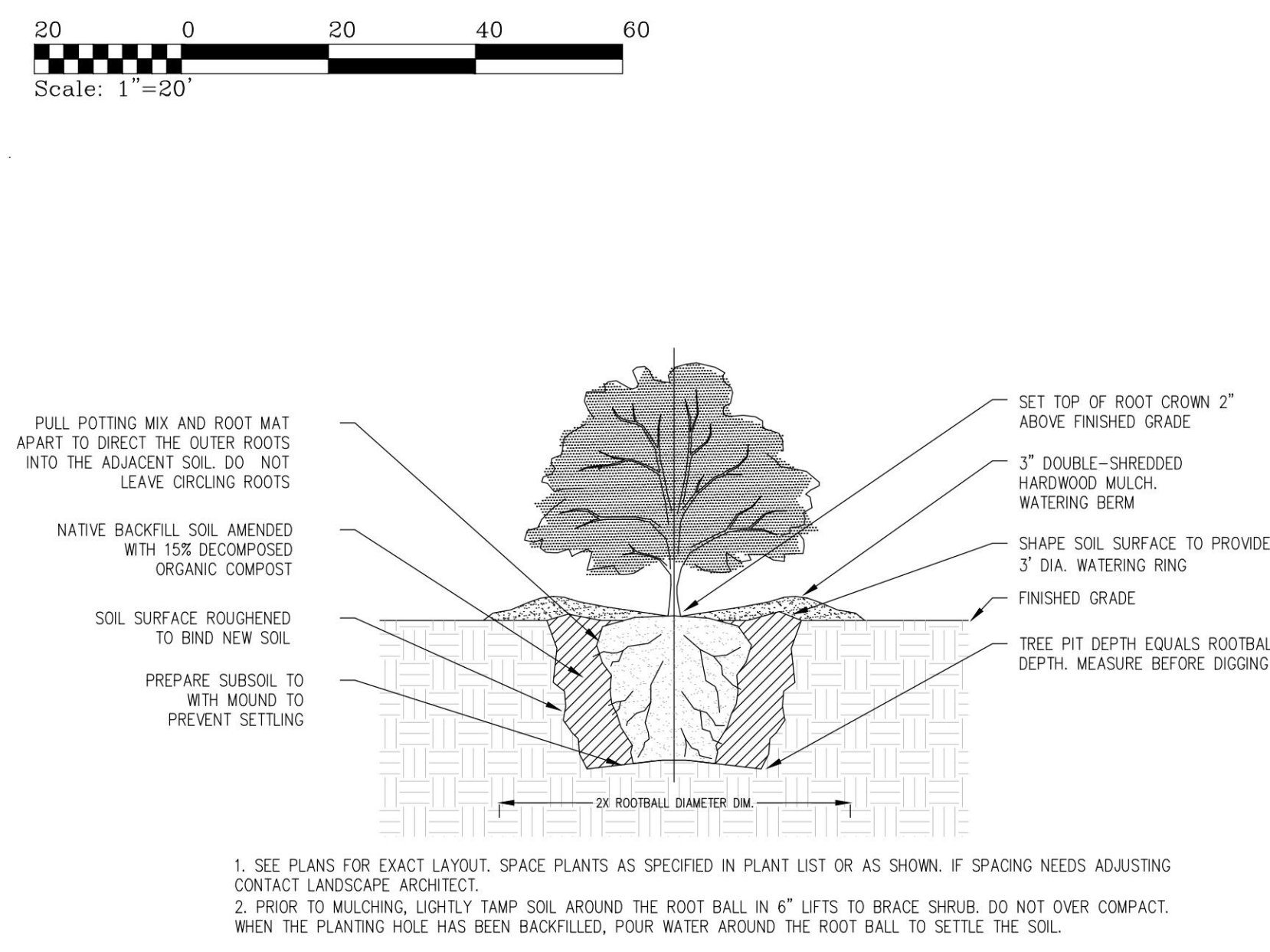
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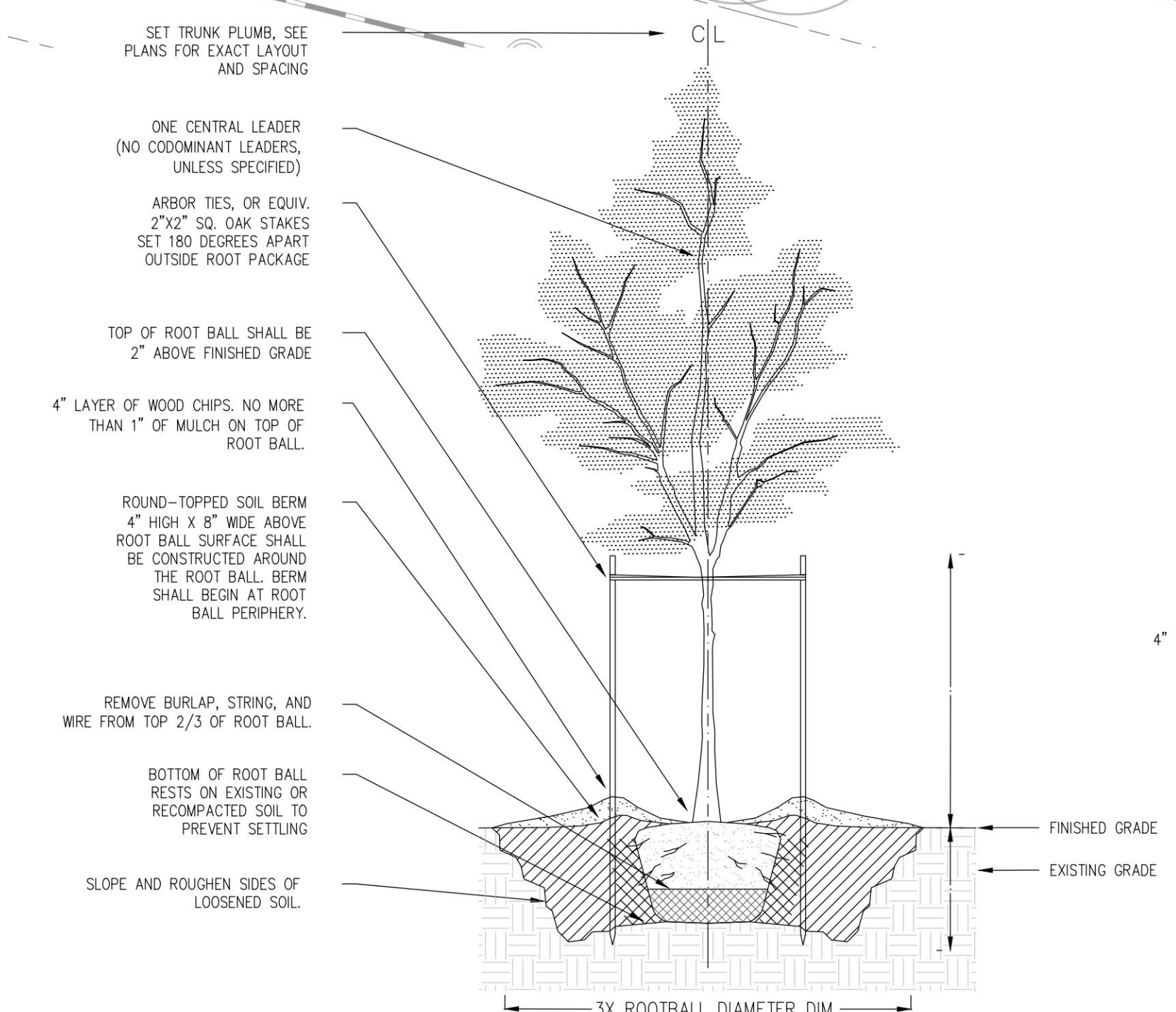
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REVISION:

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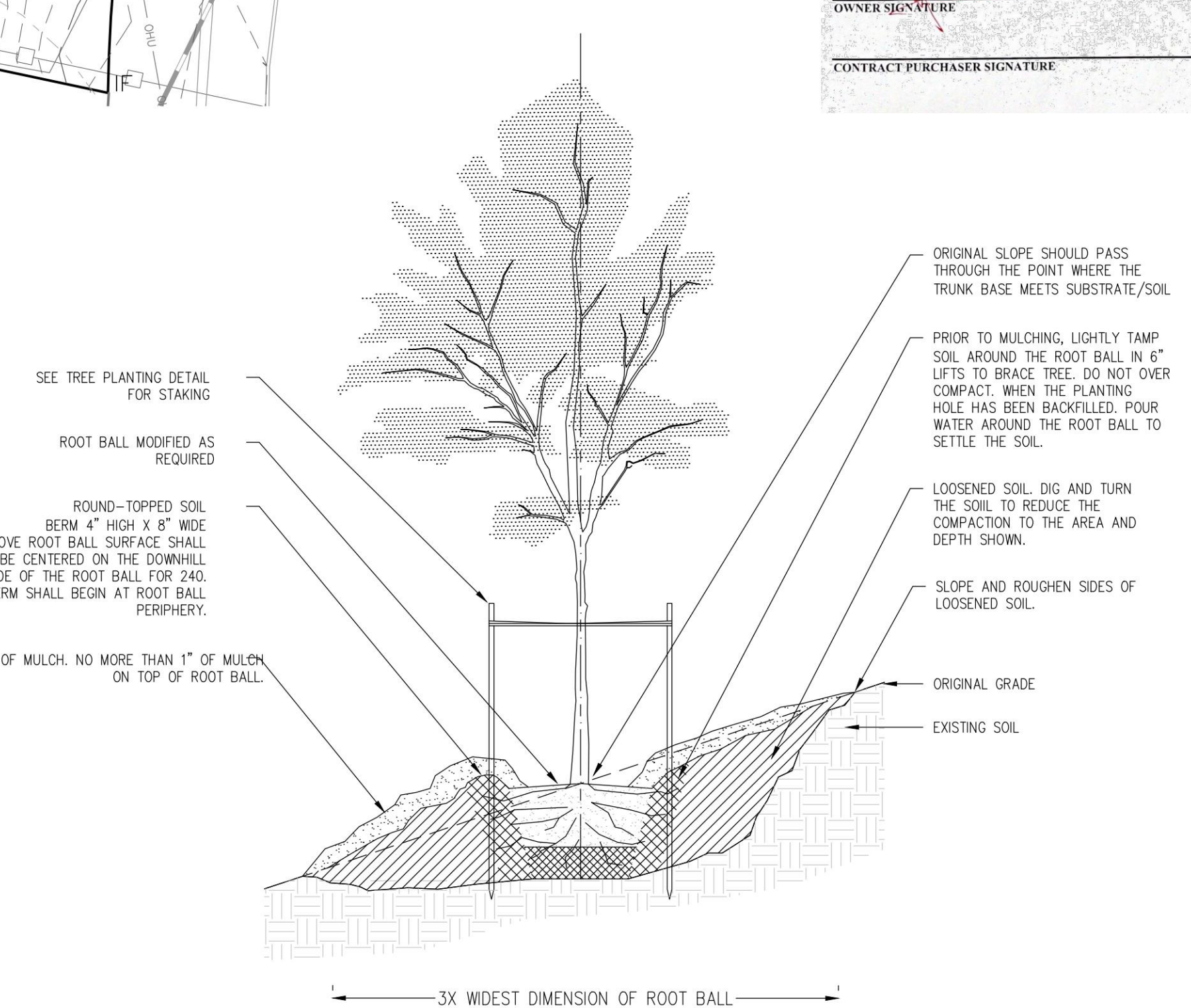
LANDSCAPE PLAN



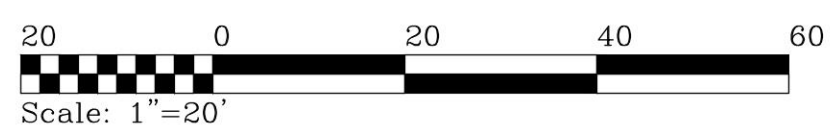
1 SHRUB PLANTING - SECTION
C5 Not To Scale



2 TREE PLANTING DETAIL
C5 Not To Scale



3 TREE ON SLOPE @ 25% (4:1) to 50% (2:1)
C5 Not To Scale



STATISTICS:
Average = 0.1 fc
Maximum = 19.6 fc
Minimum = 0.0 fc

Site & Area
EcoForm
ECF-S small area light



LED

1. BL-IMR3/7 equipped with out-boarded sensor housing when using the HVH (347-480V)	8. Not available in 347 or 480V	14. HHS not available with Type 5 and SW options
2. Mounts to a 4" round pole with adapter included for square poles.	9. Must specify input voltage.	15. Not available with DD, DCO, and FAWIS dimming control options
3. Adjustable to maximum of 45 degrees aiming above horizontal.	10. Dimming not to be connected to NEMA receptacle if ordering dimming to maximum of 45 degrees aiming above horizontal.	16. Not available with DD, DCO, FAWIS and LLC dimming control options
4. Not available with other dimming control options.	11. Not available in 480V. Order separately with TRUDS/7.	17. Must specify motor location. See
5. Not available with motion sensor.	12. Not available with 480V	
6. Not available with photocontrol.	13. Not available with SP and SW. RPAs provided with black finish standard.	
7. Available only in 120V or 277V		

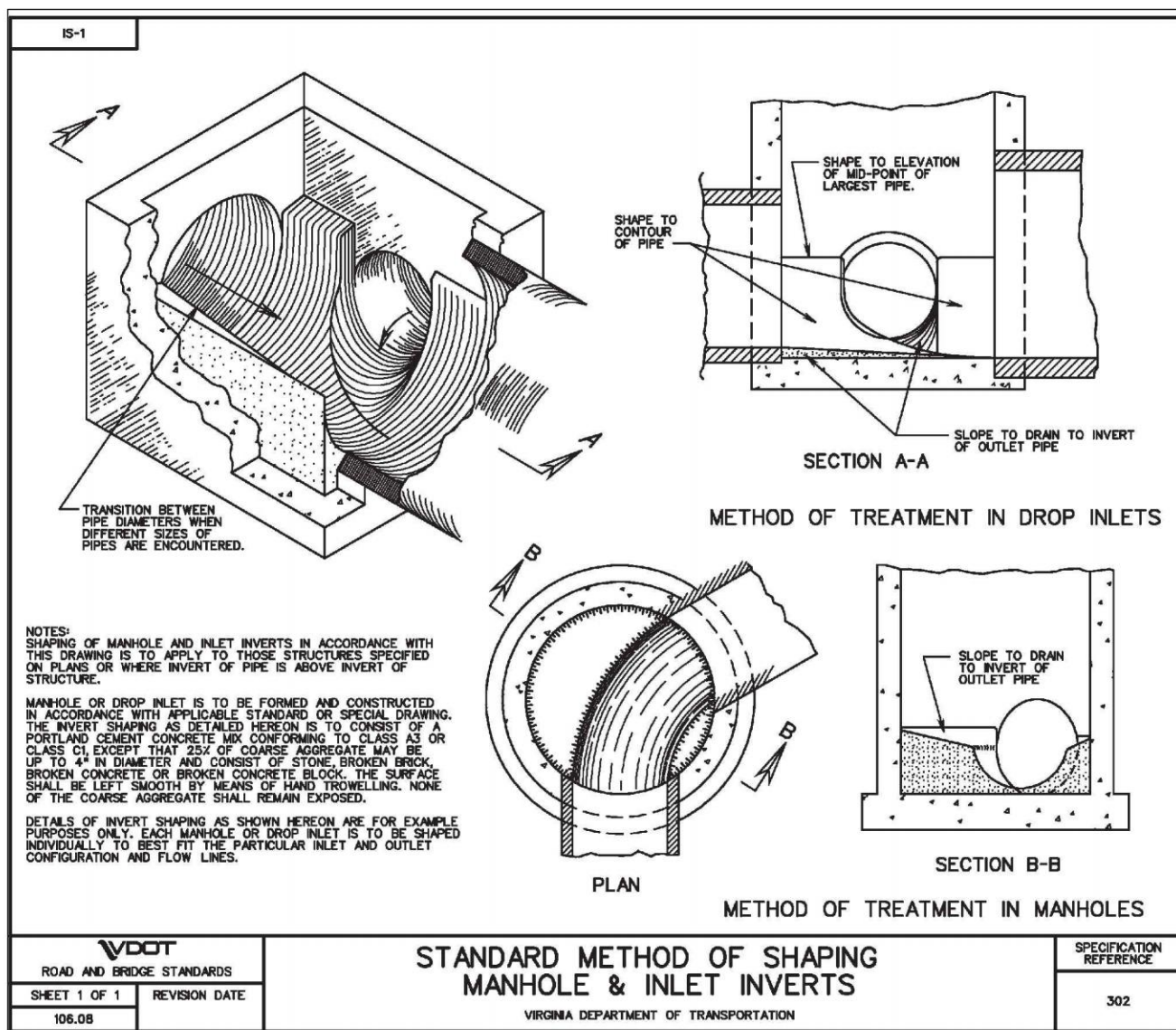
1. Not available with Dimming Driver (DD) option.
2. Not available with Dual Circuit Control (DCC) option.
3. Available in 120-277V or UNV only.
4. Not available with 480V.
5. Must specify specific input voltage.

FS1R-100 MR hand held programmer (For use with 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

20.005

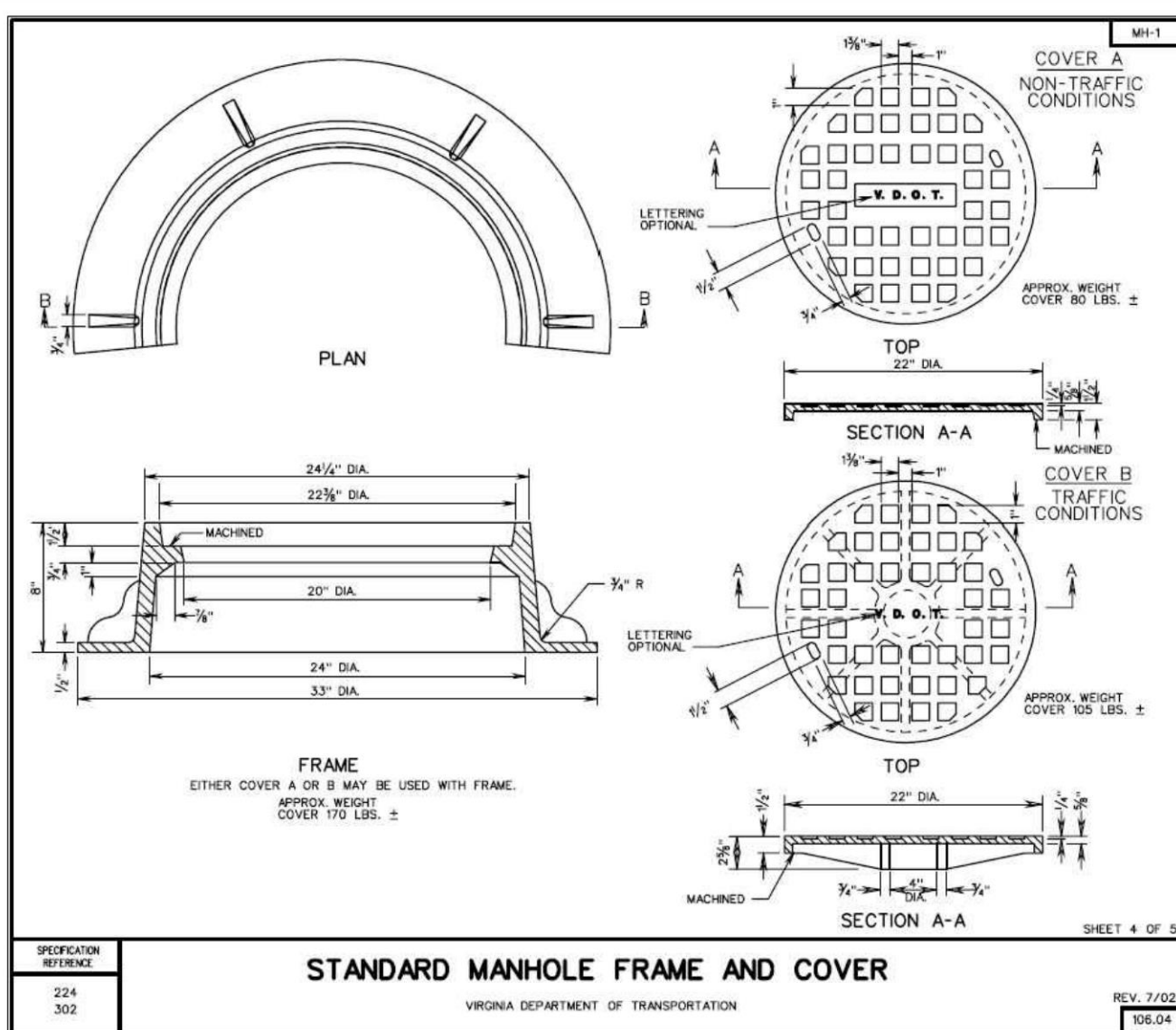


C6



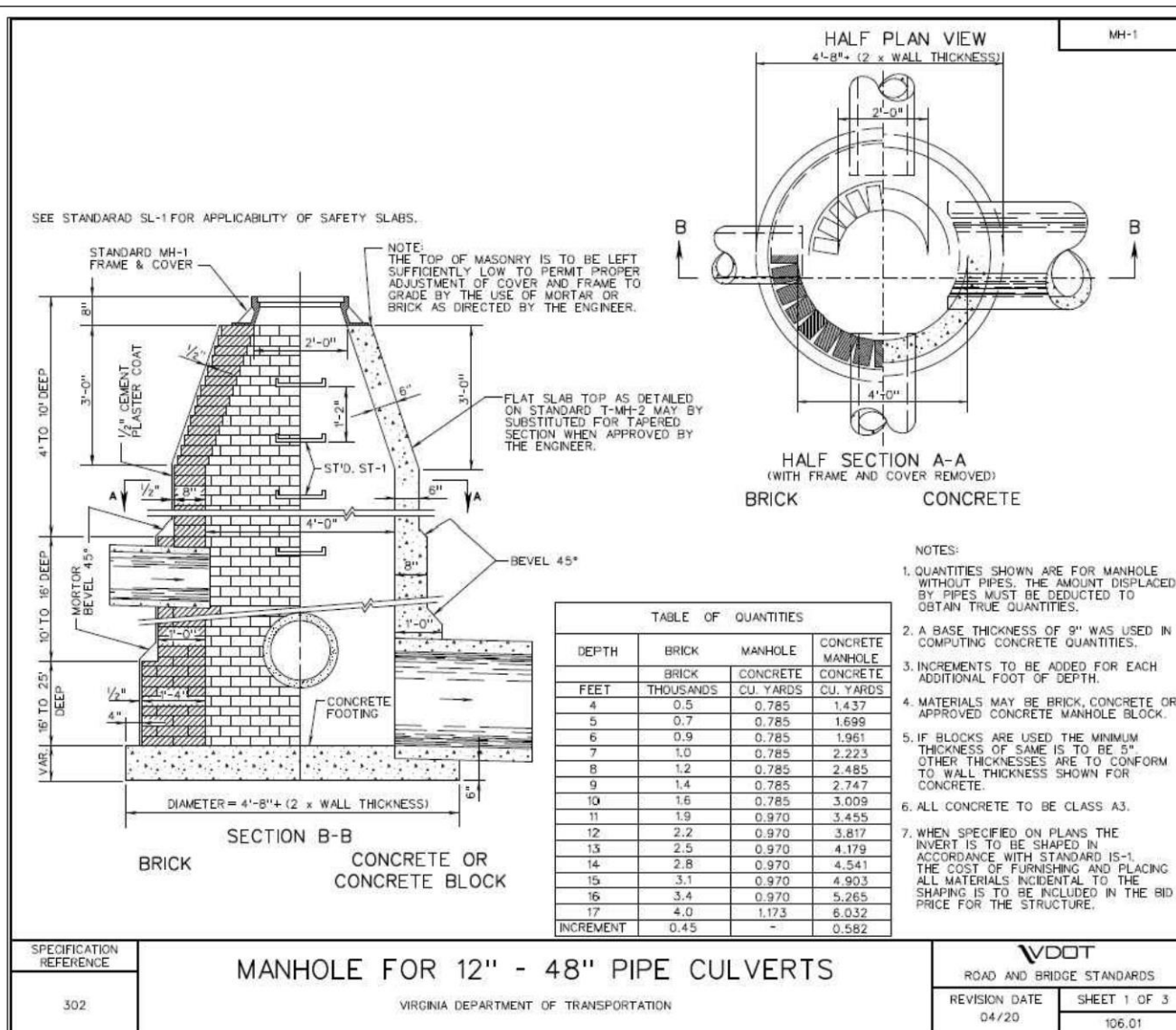
1 VDOT: STD. METHOD OF SHAPING MANHOLE & INLET INVERTS

C7 NOT TO SCALE



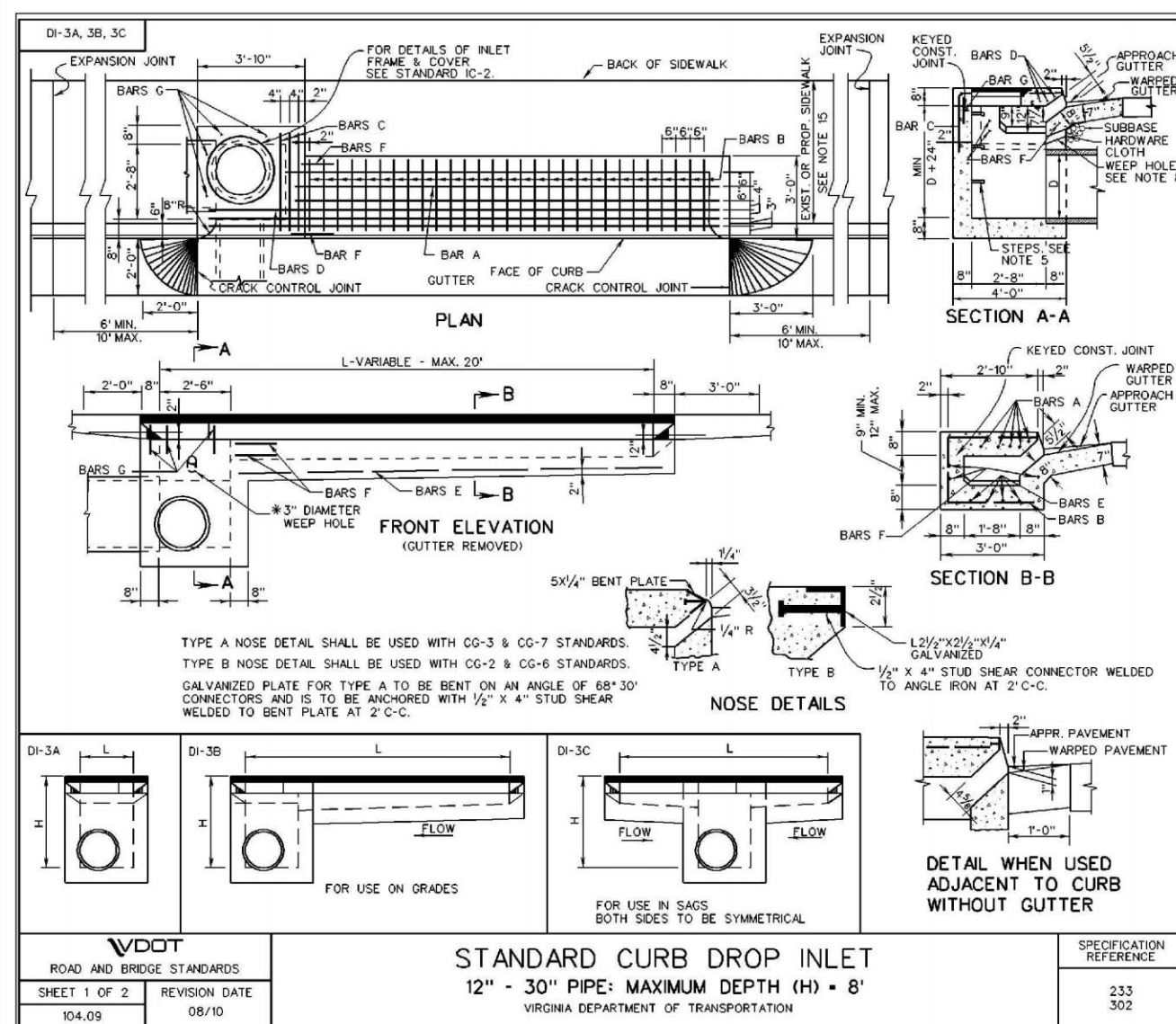
2 VDOT: STD MH FRAME & COVER

C7 NOT TO SCALE



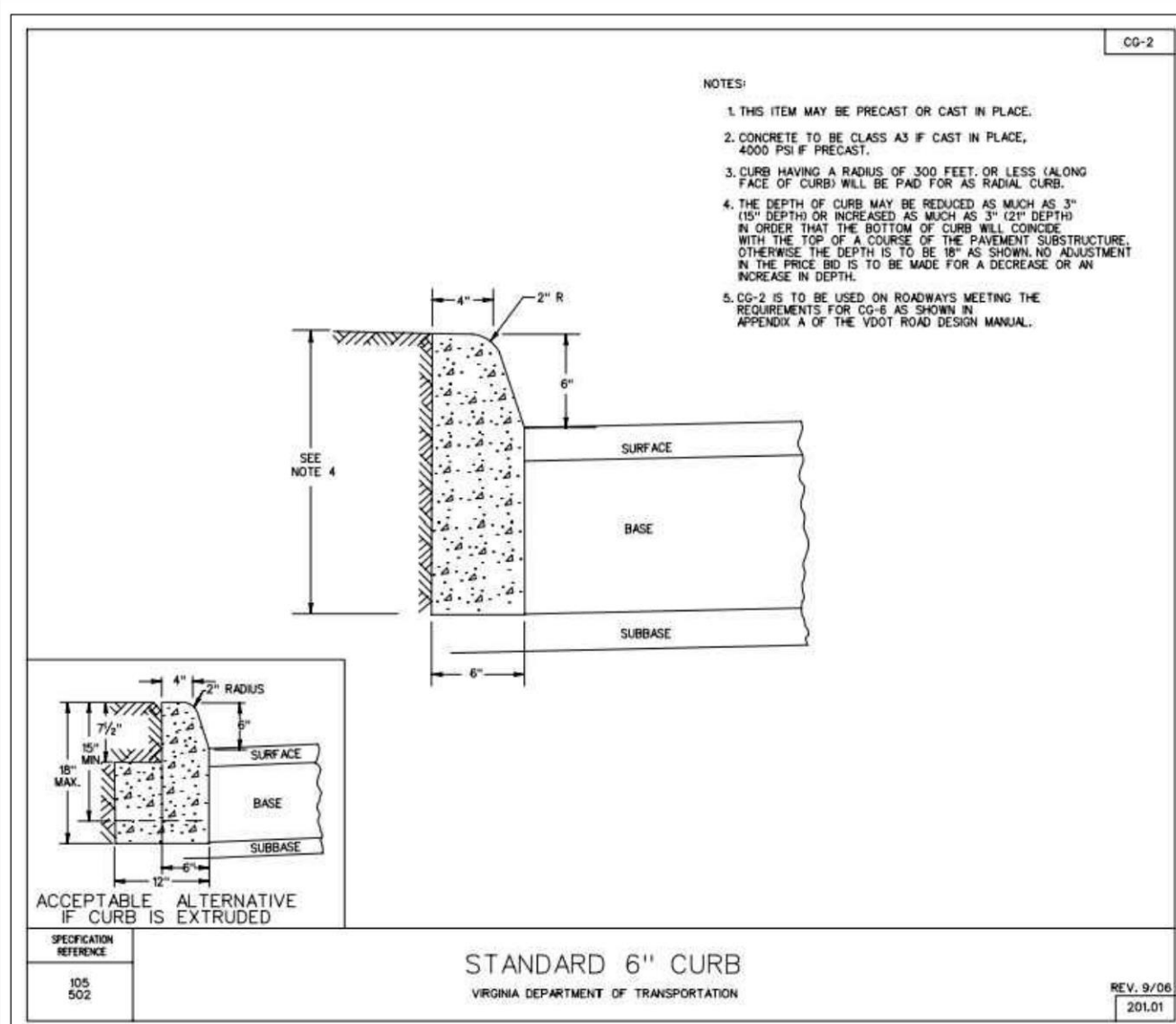
3 VDOT: MH-1 DETAIL

C7 NOT TO SCALE



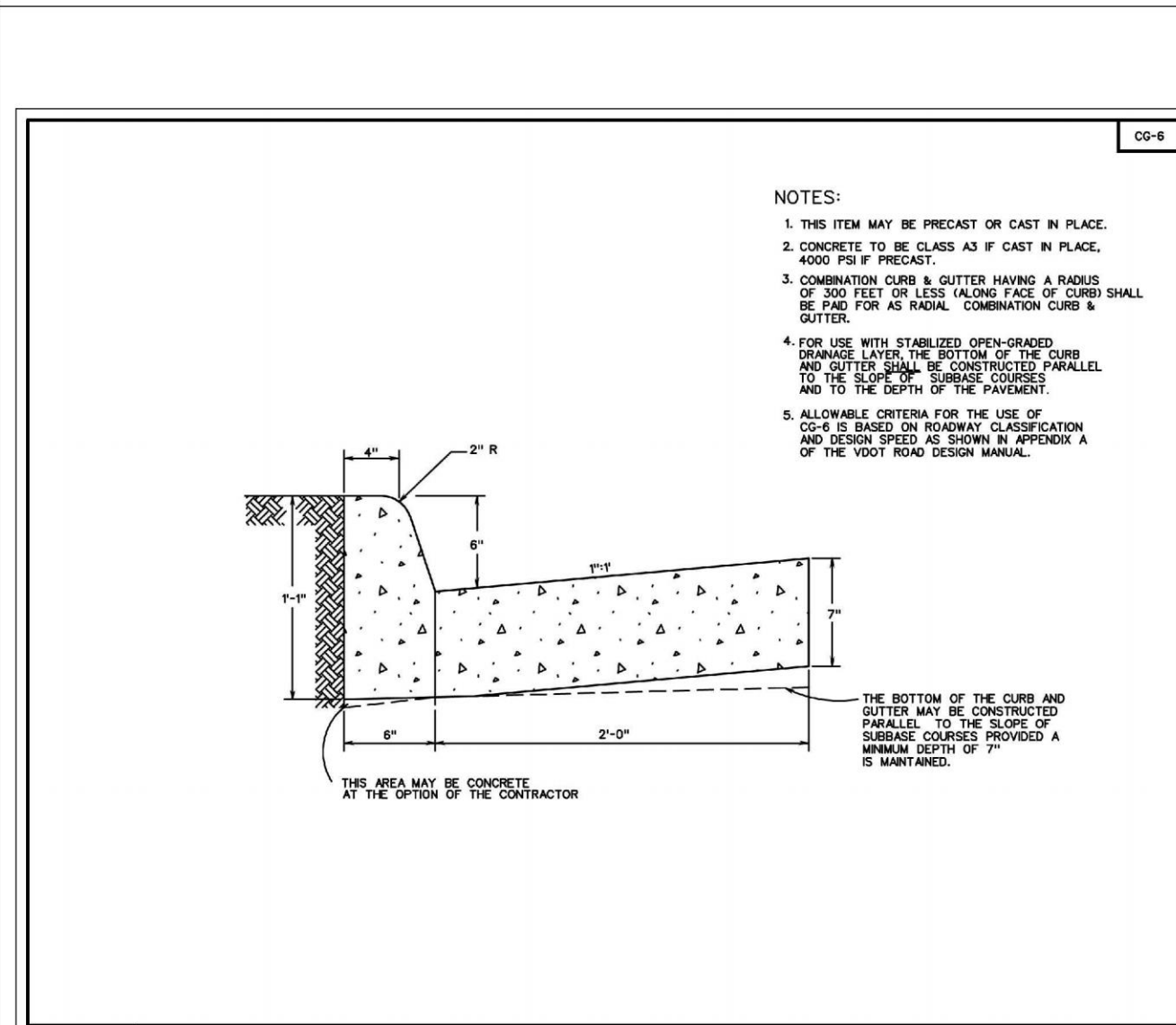
4 VDOT: STD CURB DROP INLET (DI-3B&3C)

C7 NOT TO SCALE



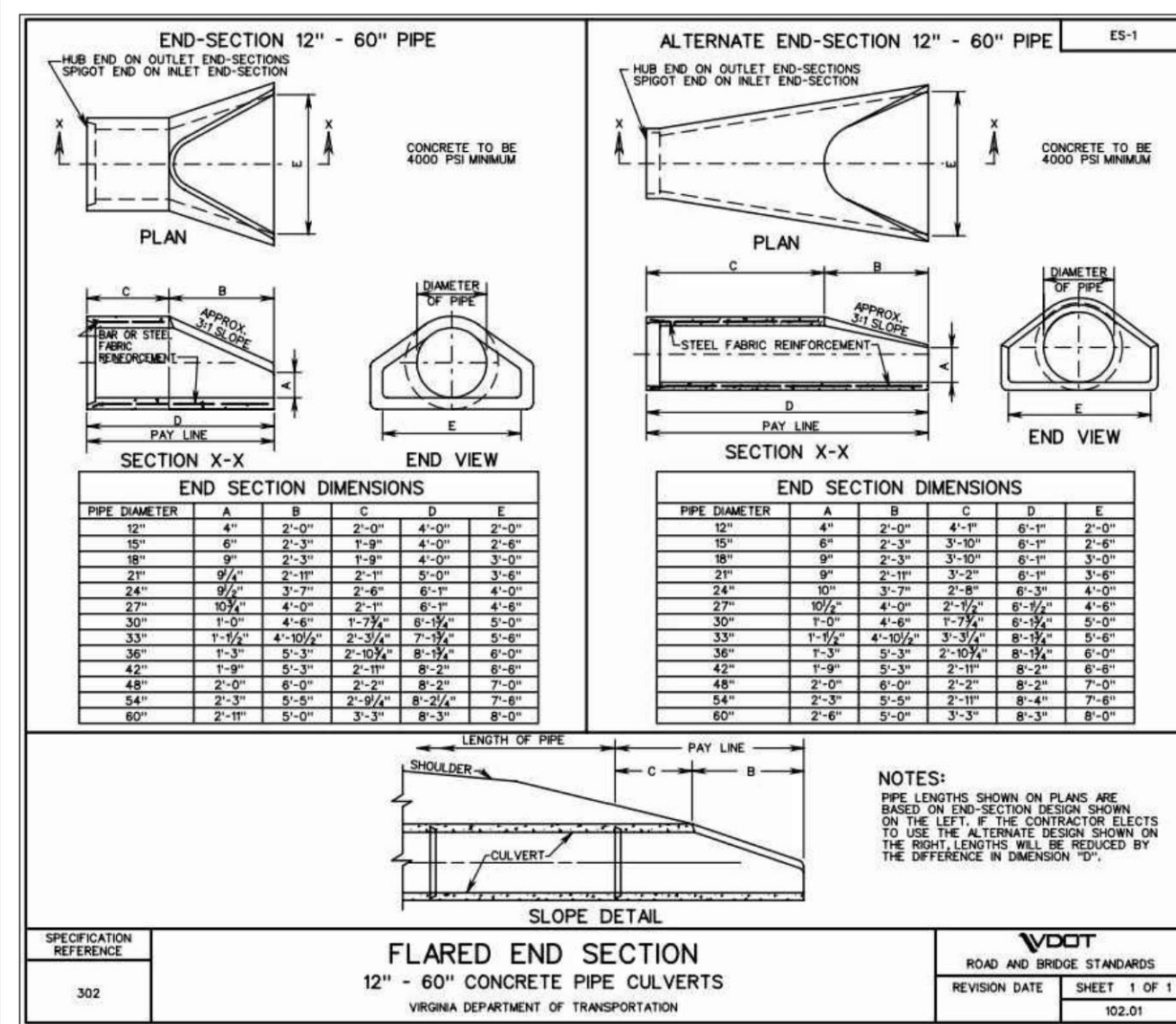
5 VDOT: CG-2

C7 NOT TO SCALE



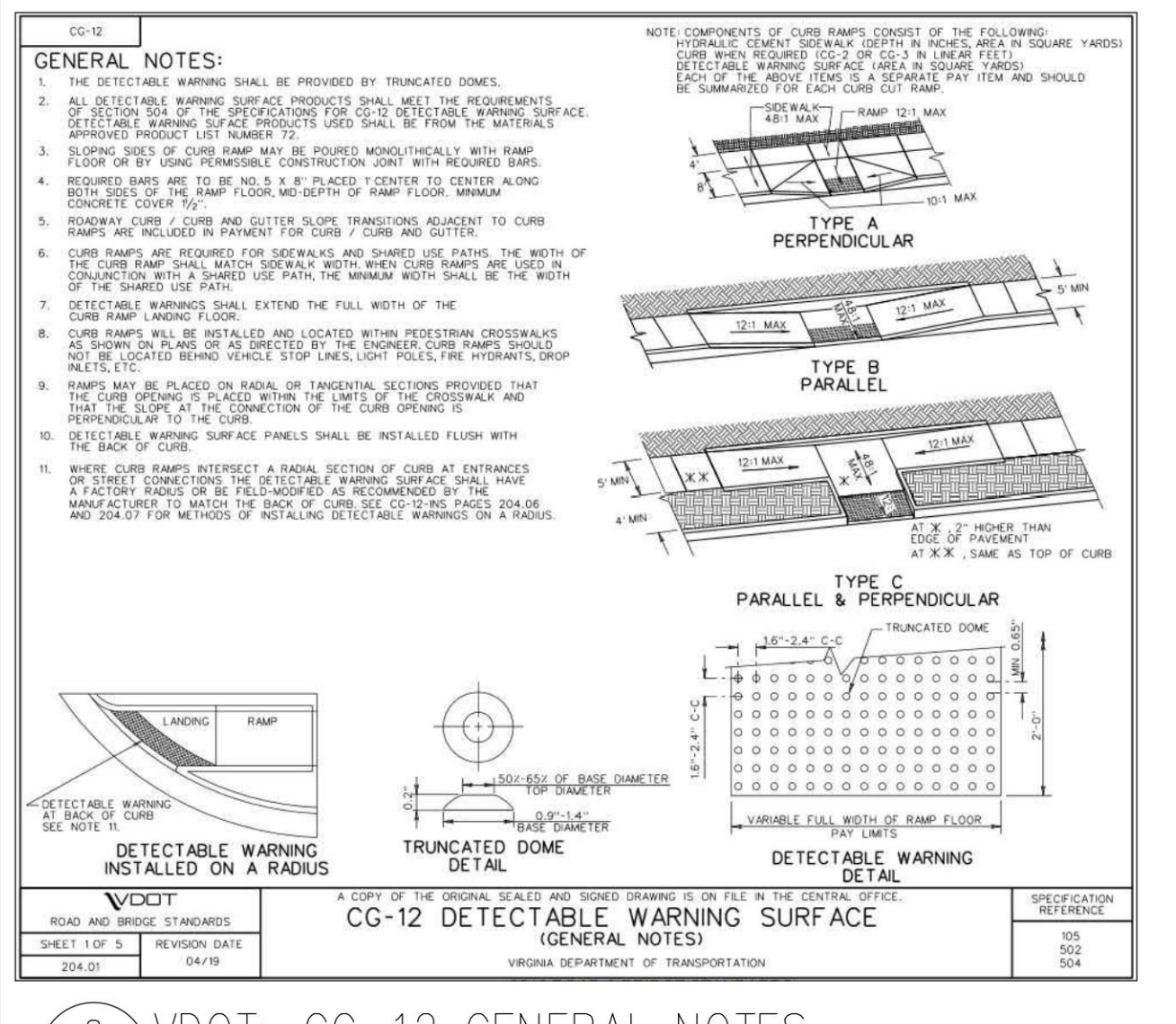
6 VDOT: CG-6

C7 NOT TO SCALE



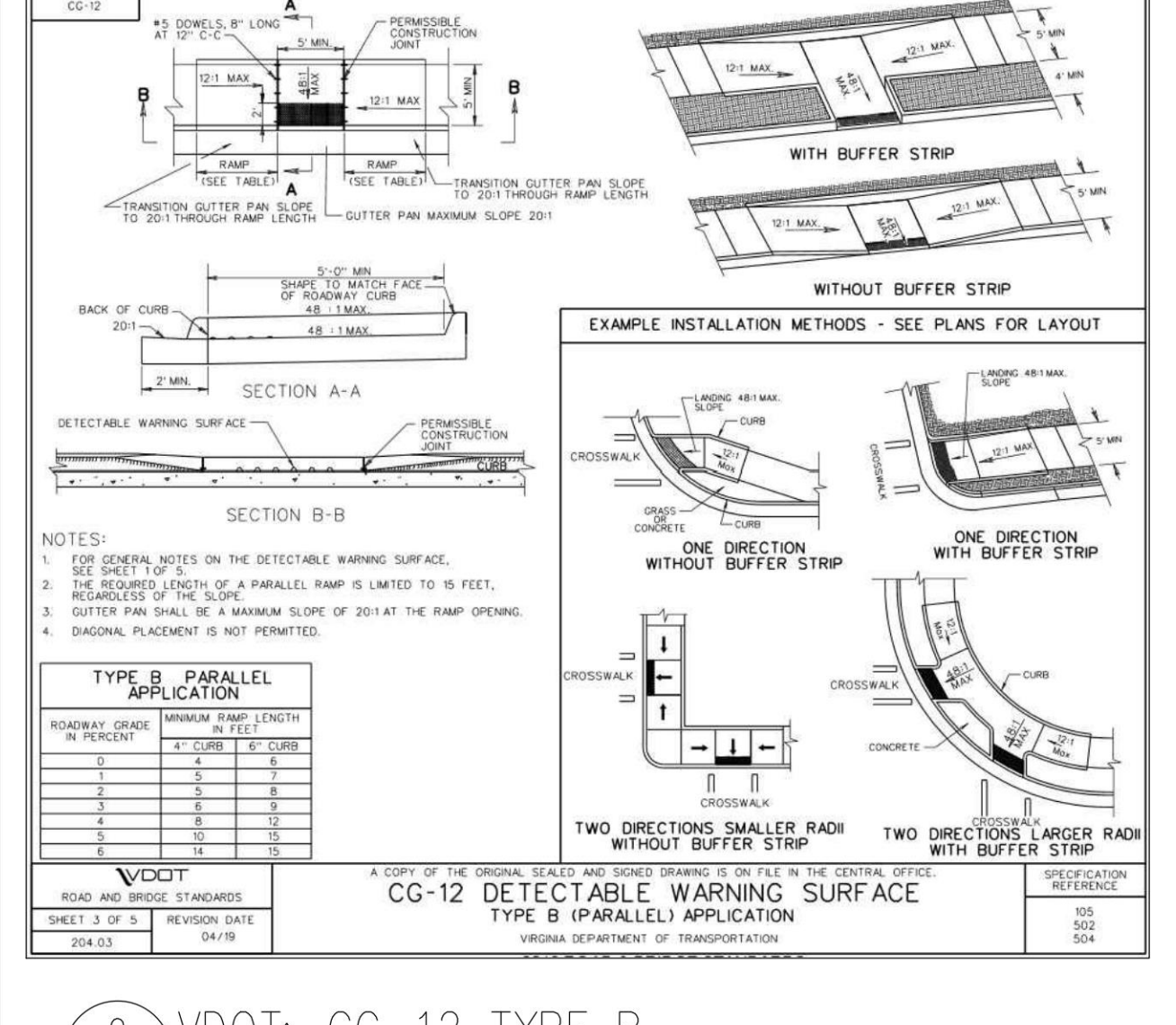
7 VDOT: STD CURB DROP INLET (DI-3B&3C)

C7 NOT TO SCALE



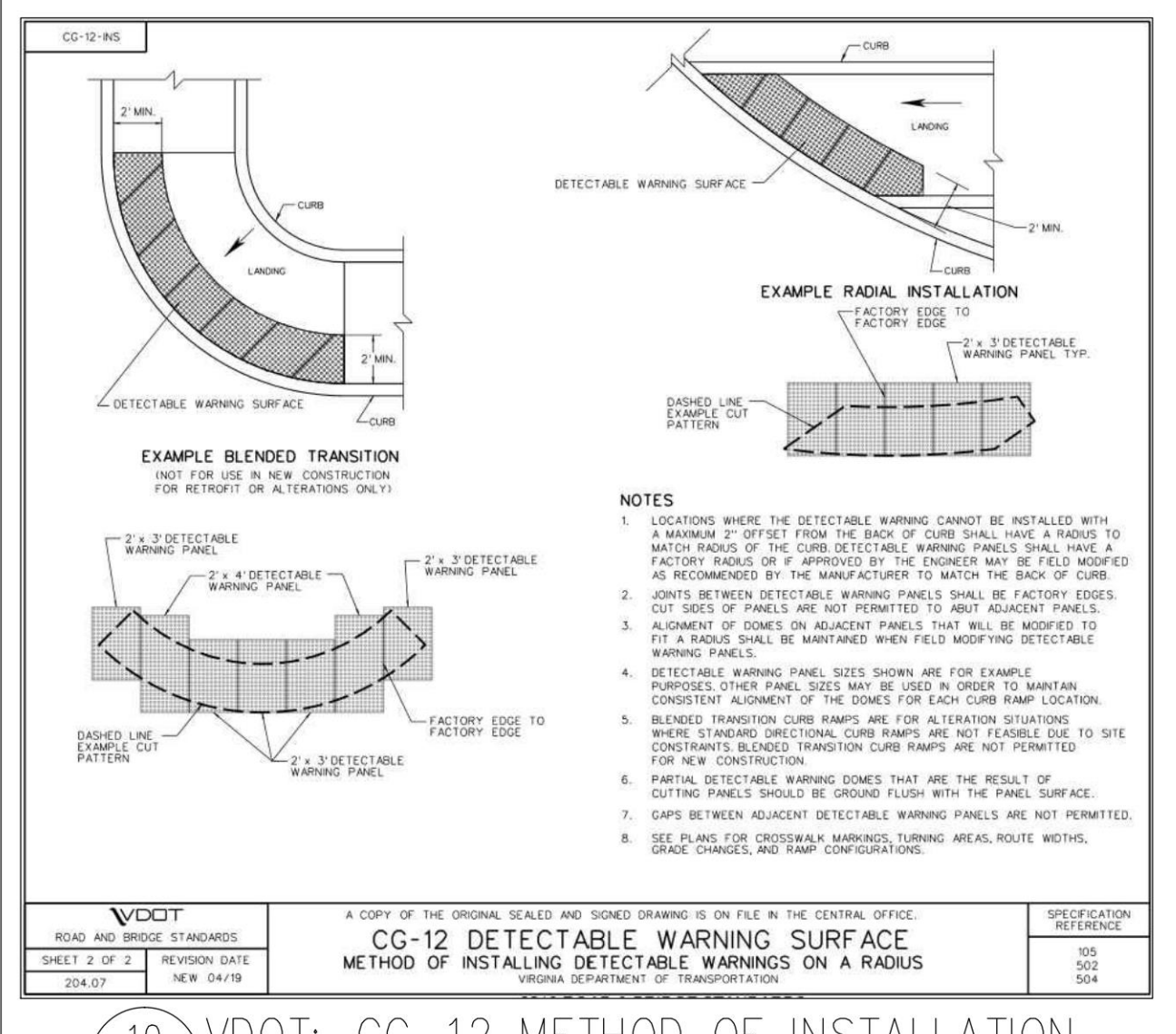
8 VDOT: CG-12 GENERAL NOTES

C7 NOT TO SCALE



9 VDOT: CG-12 TYPE B

C7 NOT TO SCALE



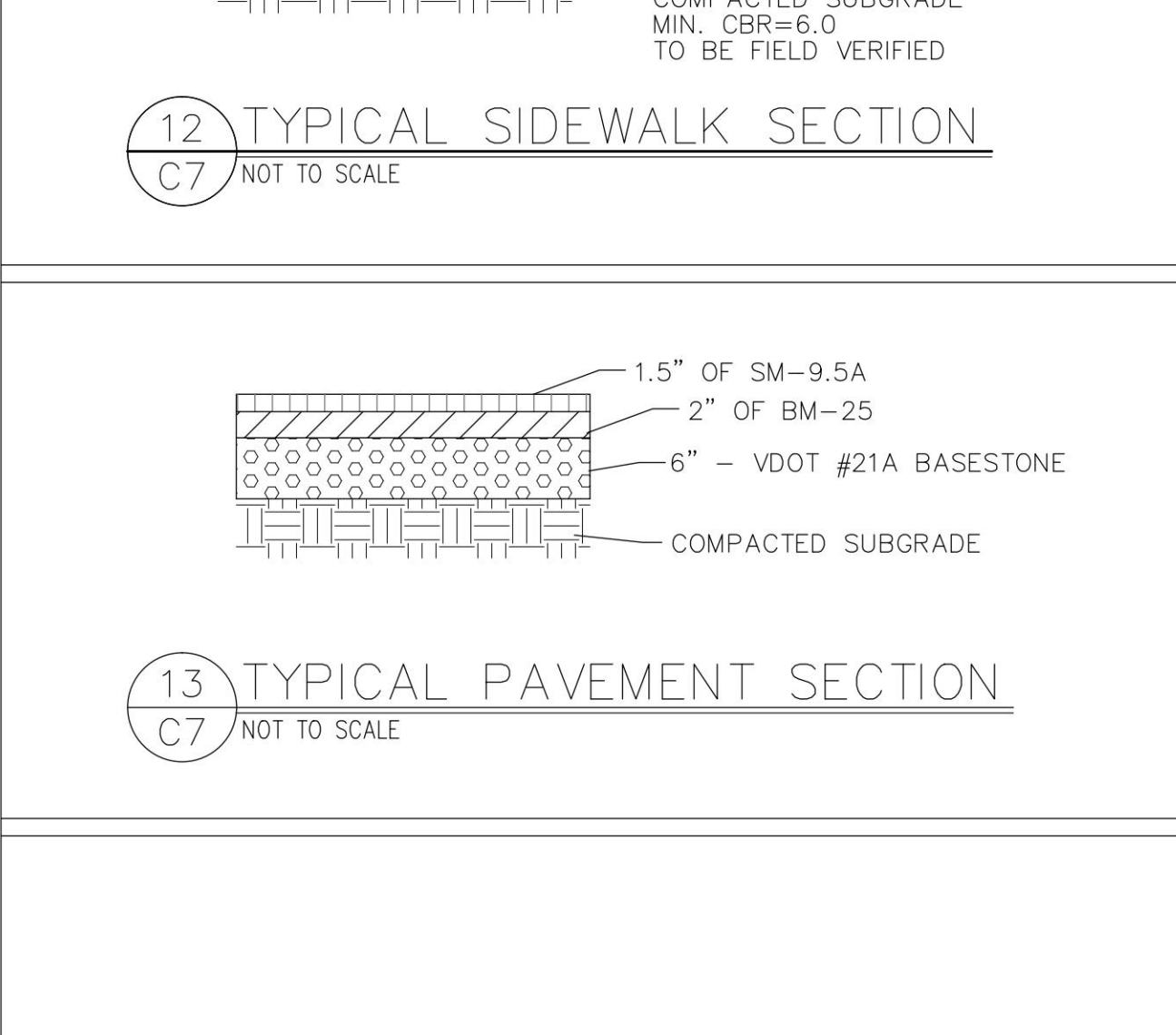
10 VDOT: CG-12 METHOD OF INSTALLATION

C7 NOT TO SCALE



11 HC PARKING SIGNAGE

C7 NOT TO SCALE



12 TYPICAL SIDEWALK SECTION

C7 NOT TO SCALE



13 TYPICAL PAVEMENT SECTION

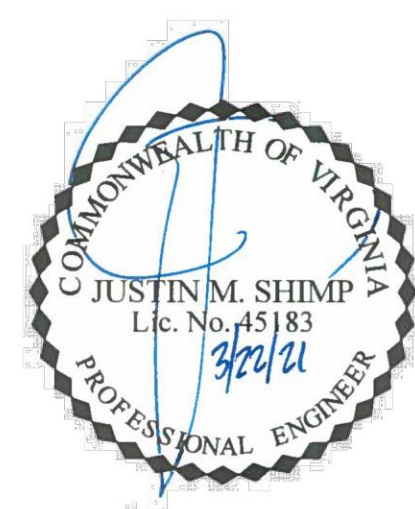
C7 NOT TO SCALE

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MAJOR SITE PLAN AMENDMENT

ANIMAL WELLNESS CENTER

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2021.03.22

REVISION:

FILE NO.

20.005

SITE DETAILS

C7